UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Limited Liability Company/ Joint Tenancy)

Ticor Title Insurance

THIS INDENTURE, made this 1st day of August, 2006, between Parc Chestnut L.L.C., a limited liability company and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Ilinois, party of the first part,



Doc#: 0624805142 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/05/2006 12:08 PM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

and Ryan Holtzman and Steve Gold, 849 N. Franklin, Unit 521, Chicago, IL 60610, party of the second part, not in tenancy in common, but in joint tenancy, WITNESSETH, that the party of the first part, for and in consideration or the sum of Ten and 00/100 (\$10.00) Dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member of the party of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, net in tenancy in common, but in Join Convey and to heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State or Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenzious thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsrever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, ______ heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or changed, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(a) General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Condominium Property Act; (e) terms, provisions and conditions of the Declaration of Condominium Ownership for Parc Chestnut Condominium, including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) roads and highways, if any (h) unrecorded public utility easements, if any; (i) Purchaser's mortgage, if any; (j) plats of dedication and covenants thereon; (k) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (i) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser

12-013 - 0

Permanent Real Estate Index Number(s): _

-013 -017

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Address(es) of real estate: 849 N. Franklin, Dwelling Unit #521, Chicago, Illinois 60610

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

PARC CHESTNUT L.L.C., an Illinois limited liability company

By: Concord Homes, Inc., a Delaware corporation, d/b/a Lennar, its Managing Member

Rv. 4

ts:/ <u>Vice Presiden</u>

Attest:

This instrument was prepared by:

OR RECORDER'S OFFICE BOX NO _____

Prian Meltzer

meltzer, Purtill & Stelle LLC 1515 E Woodfield Road 2nd Floor

Schaurnburg, IL 60173

MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Kenneth S. Freedman	Steve Gold
(Name)	(Name)
40 Sigicie BLUD #630	849 N Franklin St #521
(Address)	(Address)
Northbrook Ic 60062	Chicago, 16 6060
(City, State and Zip)	(City/State and Zip)

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STATE OF <u>Illinois</u>	}}
COUNTY OF LOS	}}

I, Andrea L. Powers, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIF; that Susan Scalzo personally known to me to be the Vice President of and Tammy Albright, personally known to me to be the Assistant Secretary of Concord Homes Inc., a Delaware corporation, which is the Managing Member of Parc Chestnut L.L.C., an Illinois limited liability company ("Company"), and personally known to me to be the same persons whose names are subscribed to the pregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act and deal of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st usy August, 2006.

Notary Pub'ir.

Commission expires

REAL ESTATE TRANSFER TAX

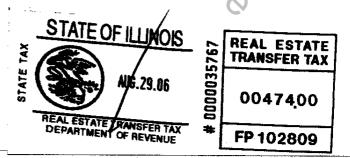
Alf. 29.06

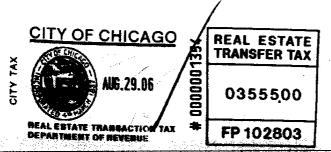
REVENUE STAMP

REAL ESTATE TRANSFER TAX

00237.00

FP326707





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EXHIBIT A

PARCEL 1: DWELLING UNIT <u>521</u> IN THE PARCH CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOUT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EST OF THE THIRD PRINCIPAL MERICIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NOFTH JNE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Parch Chestnut Condominium recorded as Document No (6613 (1000)) (the "Declaration"), together with its Undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 2, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.